




<i>VALLE DE ORO</i> 2000 Census Population.....40,104 Community 2020 Target ¹45,706 April 2004 WC Map Population43,120	  
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APRIL 2004 WORKING COPY MAP

The key objective of the map is to recognize the existing community character and patterns of development. Valle de Oro is primarily built out. Minor mapping changes were made to certain properties to accurately reflect proposed GP2020 residential density designations.

KEY COMMUNITY ISSUES

- Maintain the existing general plan's development pattern
- Maintain slope standards

COMMUNITY SPECIFIC PLANNING RATIONALE

Maintain the existing community character to the greatest extent possible, given that the community is primarily built out and given the strong desire expressed by the community to keep the existing general plan.

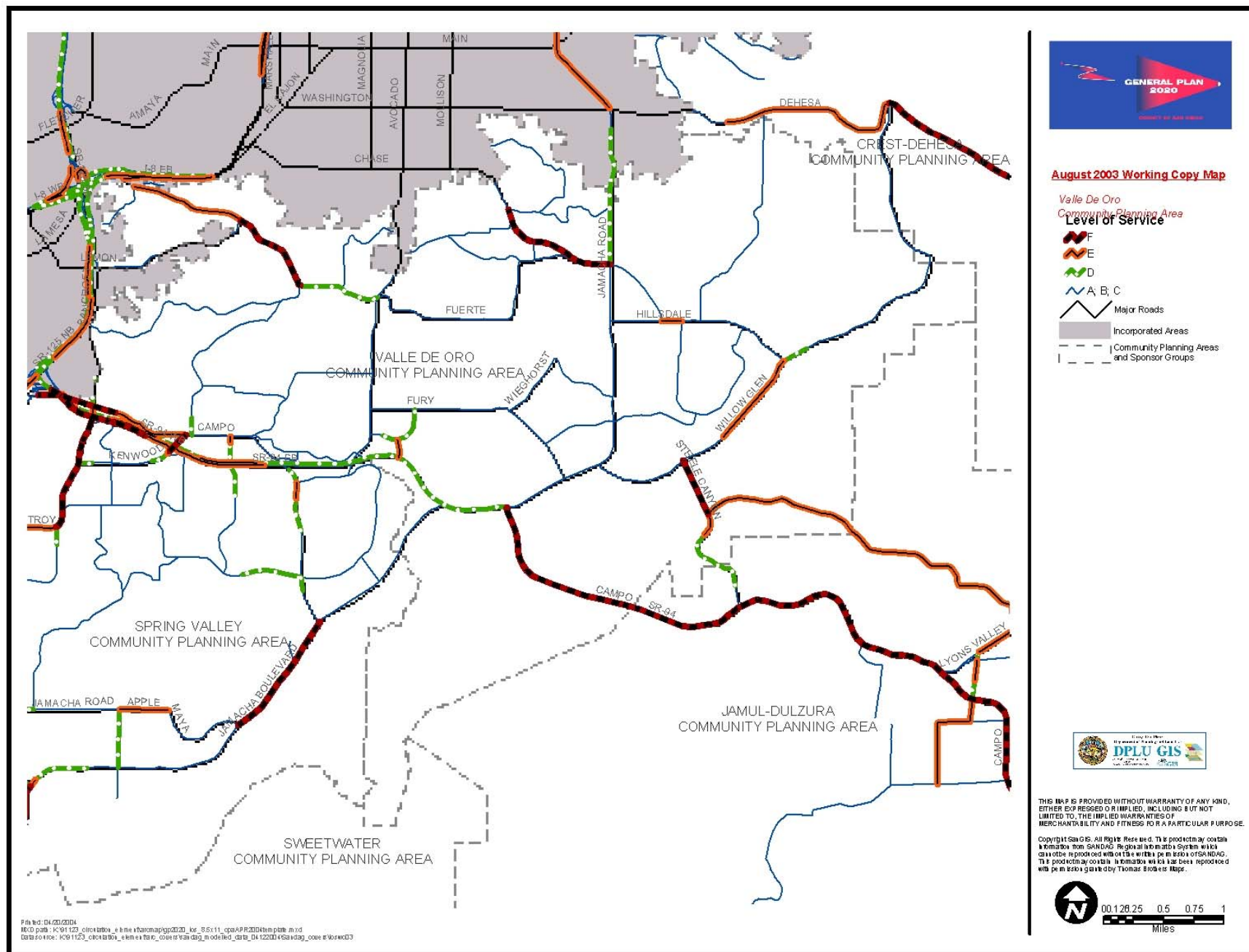
TRAFFIC FORECASTS

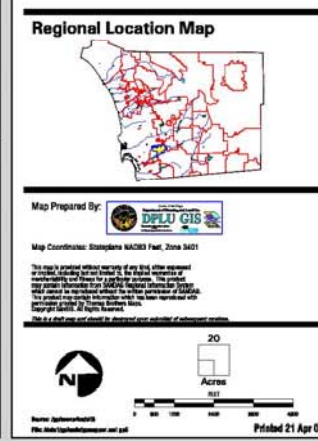
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 20 lane-miles of roads operating at LOS E or F in Valle de Oro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is nearly \$53 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces more than 23 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$88 million for Valle de Oro. The improvement in the traffic forecasts for the April 2004 Working Copy map in Valle de Oro is attributed to reduced densities in the rural areas east of the community.

¹ Community target not yet endorsed by the Board of Supervisors: 42,720.

² Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

144	William Schwartz			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre
145	Lee Vance			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Public/Semi-Public Preserve Land	Open Space	(24) Impact Sensitive: 1 du/4,8,20 acres	Open Space
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> Develop an internally consistent general plan Assign densities based on characteristics of the land 		<p>Retaining a remnant designation from the existing general plan would require application of two sets of rules and standards depending on the location. Therefore, staff recommends applying the April 2004 Working Copy designation to this area.</p> <p>The referral is in the Sweetwater River mapped floodplain and the Valle De Oro Resource Conservation Area # 1. A golf course currently exists on the property. Similar land uses in other areas of the County are designated as Open Space or a Rural density of 1 du/20 or 40 acres within the floodplain. The Planning Group recommended the Impact Sensitive designation, which was carried over from the existing general plan and would only be applied to this property and the property in Referral number 147. Impact Sensitive is a remnant designation that does not appear in any other any other community or subregional planning area. The Open Space designation is consistent with the land use framework and GP2020 planning concepts.</p>	

146	Lee Vance				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	
147	Jon Cloud				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres	(24) Impact Sensitive: 1 du/4,8,20 acres	Rural Lands: 1du/20 acres Semi-Rural: 1 du/4 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Develop an internally consistent general plan Assign densities based on characteristics of the land 		<p>Retaining a remnant designation from the existing general plan would require application of two sets of rules and standards depending on the location. Therefore, staff recommends applying the April 2004 Working Copy designation to this area.</p> <p>The referral is in the Sweetwater River mapped floodplain and the Valle De Oro Resource Conservation Area # 1. Similar land uses in other areas of the County are designated as a Rural density of 1 du/20 or 40 acres within the floodplain. The Planning Group recommended the Impact Sensitive designation, which was carried over from the existing general plan and would only be applied to this property and the property in Referral number 145. Impact Sensitive is a remnant designation that does not appear in any other any other community or subregional planning area. The Rural Lands designation is consistent with the land use framework and GP2020 planning concepts. The Semi-Rural 1 du/4 acre designation is applied to the higher elevation.</p>		

au	Southeast corner of Fuerte Drive and Damon Lane (Central Valle de Oro)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	(19) Intensive Agriculture: 1 du/2,4,8 acres	(19) Intensive Agriculture: 1 du/2,4,8 acres	(19) Intensive Agriculture: 1 du/2,4,8 acres	Semi-Rural: 1 du/acre
	<u>Key Objectives:</u>			
	<ul style="list-style-type: none"> Develop an internally consistent general plan 			
	<u>Rationale for April 2004 WC:</u>			
	<p>Retaining a remnant designation from the existing general plan would require application of two sets of rules and standards depending on the location. Therefore, staff recommends applying the April 2004 Working Copy designation to this area.</p> <p>The existing general plan designation is not used in any other Community Plan areas in the County. Applying the (19) Intensive Agriculture designation to this 27-acre property would be treating it differently than all other similar cases. This parcel contains a defunct chicken ranch. The general development pattern to the north, east and west is one-half to two-acre lots and the Rancho San Diego Specific Plan lies to the south. The Semi-Rural designation of 1 du/acre is consistent with the land use framework and the GP2020 planning concepts.</p>			

av	Various locations near the eastern boundary and in the center of the Valle de Oro Community Plan Area			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	(1) Residential: 1 du/1, 2, 4 acres	(1) Residential: 1 du/1, 2, 4 acres	(1) Residential: 1 du/1, 2, 4 acres	Semi-Rural: 1 du/acre
	(17) Estate Residential: 1 du/2, 4 acres	(17) Estate Residential: 1 du/2, 4 acres	(17) Estate Residential: 1 du/2, 4 acres	Semi-Rural: 1 du/2 acres
	(18) Multiple Rural Use: 1 du/4, 8, 20 acres	(18) Multiple Rural Use: 1 du/4, 8, 20 acres	(18) Multiple Rural Use: 1 du/4, 8, 20 acres	Semi-Rural: 1 du/4 acres (slope dependent)
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> Develop an internally consistent general plan 		<p>Retaining a remnant designation from the existing general plan would require application of two sets of rules and standards depending on the location. Therefore, staff recommends applying the April 2004 Working Copy designation to this area.</p> <p>Staff reassigned the existing general plan slope dependent designations, to corresponding slope dependent Semi-Rural designations. The remnant designations do not appear in any other community plan area and will become obsolete with the new designations. The Semi-Rural designations are consistent with the land use framework and the GP2020 planning concepts.</p>	